

Williams Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Williams	2,532	2,842	2.4%	12.2%
Coconino County	96,591	116,320	-	20.4%

Median Household Income

	<i>1990</i>	<i>2000</i>
Williams	\$23,293	\$32,455
Coconino County	\$26,112	\$38,256
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	2,254	2,192	77.1%
African American	102	82	2.9%
Native American	49	49	1.7%
Asian	34	38	1.3%
Other	93	481	16.9%
Hispanic	669	919	32.3%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	946	1,057
Homeownership Rate	61.5%	60.5%
Average Household Size	2.67	2.69

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	819	943	33.2%
20 – 54 yrs	1,173	1,349	47.5%
55 & Over	540	550	19.4%

Median Age	31.9	34.6
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	759	882	72.1%	16.2%
Townhouse / Condo	12	20	1.6%	66.7%
Multi-family Units	158	172	14.1%	8.9%
Manufactured Home	163	136	11.1%	-16.6%
Other Units	26	14	1.1%	-46.2%
Total Units	1,118	1,224	-	9.48%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$593	\$466
# of Units Surveyed	32	0

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	7	\$101,500	34	\$75,500	41	\$80,750
1997	8	\$67,900	39	\$80,500	47	\$69,875
1998	4	\$68,150	33	\$93,500	37	\$90,500
1999	2	\$222,912	39	\$91,500	41	\$94,500
2000	2	\$186,375	38	\$95,000	40	\$96,000

Assisted Housing Units Produced between 1996 - 2000

Williams	0
Coconino County	160

Housing Affordability Gap

	Williams	Coconino County
Total Gap	13	5,595
Gap as a % of Total households	1.2%	15.3%
% of Median household Income where total gap occurs	46%	